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License Number **1003593**



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WRITTEN DESCRIPTION OF PROPOSED PROJECT

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- New Construction of Two-Story Single-Family home with a “Modernized Victorian” architectural style.
- The exciting house will be fully deconstructed.
- Lot Description:
The 15 Loma Alta lot is a 100' x 50' corner lot with Loma Alta St. as main street and Panighetti St. as side street.

Project Data:

Address: 15 Loma Alta

APN: 532-29-073
Lot Size: 0.126 Acres (5500 ft²)
Net Lot Size: 0.126 Acres (5500 ft²)
Zoning District: R 1:8
Occupancy: Currently Unoccupied
Construction Type: Residential

<u>Setbacks</u>	<u>Allowed</u>	<u>Existing</u>	<u>Proposed</u>
Front:	25'	19'-6"	25'
Side:	8'	8'	8'
Panighetti St:	15'	8'	8'
Rear:	8'	1'	3'

<u>FAR</u>	<u>Allowed</u>	<u>Existing</u>	<u>Proposed</u>
House:	1,903 ft ²	1,462 ft ²	First Floor: 1,269 ft ² Second Floor: 601 ft ²
Garage:	542.3 ft ²	468 ft ²	483 ft ²
Total:	2,995.3 ft ²	1,930 ft ²	2,386 ft ²
Basement: Within the Boundary of First Floor	1,274 ft ²		708 ft ²

Total Proposed Living Area Including Basement: 2,578 ft²

Total Proposed Floor Area Including Basement: 3,061 ft²

Total Proposed Living Area Excluding Basement: 1,870 ft²

Total Proposed Floor Area Excluding Basement: 2,353 ft²

Total Allowable Floor Area Excluding Basement: 1,903 ft²

Total Requested Extra Floor Area: 0.00 ft²

Proposed Floor Area:

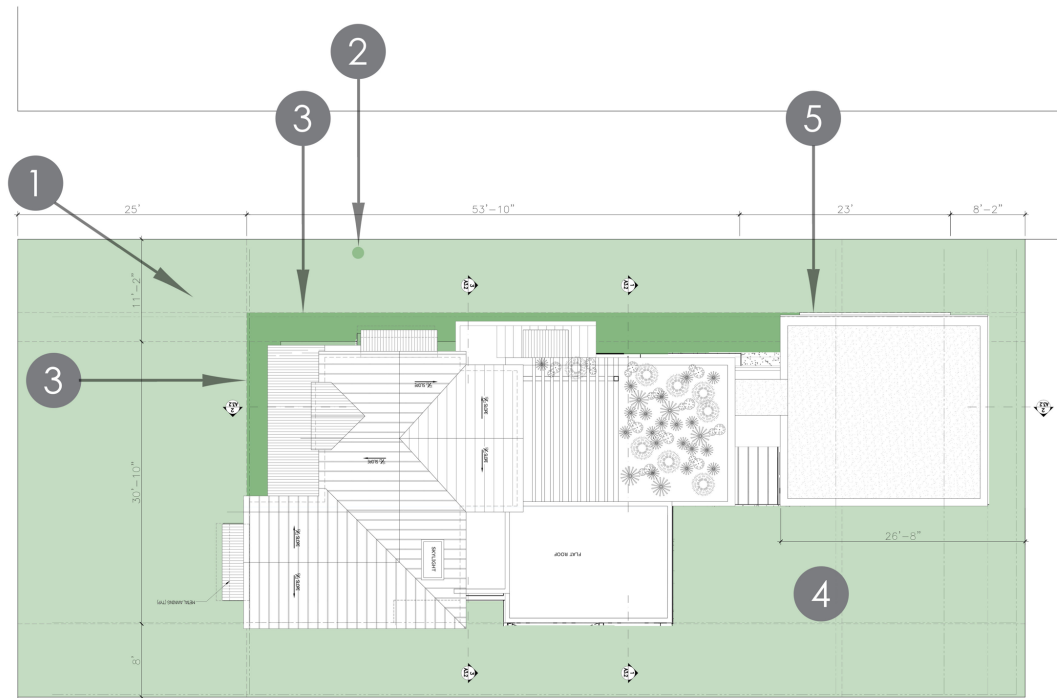
First Floor:
Living Area: 1,269 ft²
Garage: 483 ft²
Total: 1,752 ft²
Second Floor:
Living Area: 601 ft²

Total First & Second Floor: 1,870 ft²

Basement: 708 ft²

LAYOUT & SETBACKS

LAYOUT & SETBACKS



Corner perspective 1

- 1- Attention to the nature of the lot as being a corner lot and providing architectural detail at the corner.
- 2- Understanding the location of oak tree and emphasizing it in the design and using its beauty as an added value to the property.
- 3- Giving more setback at the corner to serve two purposes:
 - a- Having a better perspective of the house
 - b- Eliminating a mass volume at the corner.
- 4- Providing as much as possible backyard space and locating it next to neighbor's backyard. This layout helps both to receive maximum light and air.
- 5- Using Panighetti St, side street, for garage access and locating the garage as far away from Loma Alta, main street, and the important corner spot.
- 6- Having proper height next to neighbors and prevent blocking their indirect light. Please note that there is no direct light blocking. See also diagram #7



- 7- Building mass has designed according to daylights from Dec.21st to Jun.21st. It won't create any shadow over neighbor's house from 9 am to 3 pm during summer and winter on any month.







ARCHITECTURAL STYLE

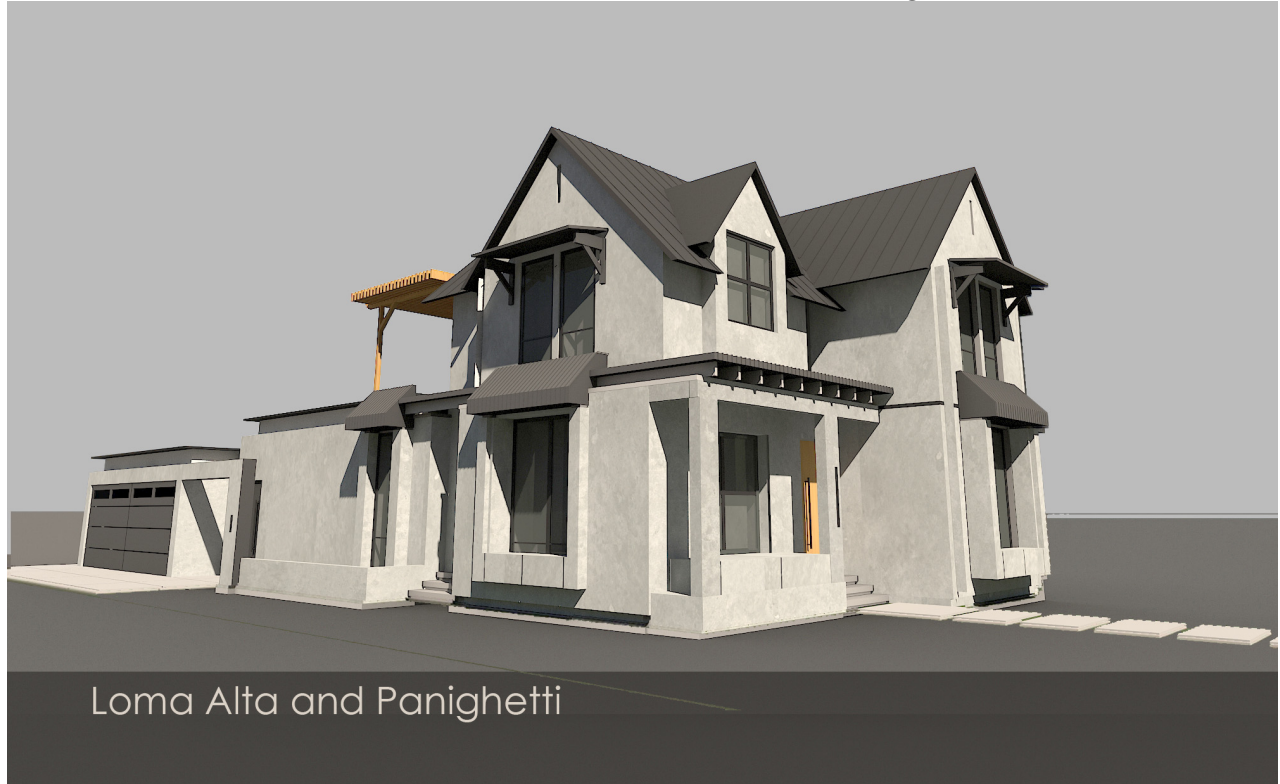
ARCHITECTURAL STYLE

Reference:

- A field Guide to American Houses (Recommended by Town of Los Gatos)
- Elements of Victorian Houses.
 - 1- Steep pitched gabled roof
 - 2- Dormer's "shed or gabled"
 - 3- Shallow porch, usually one-story height and extended over entrance or main and side wall both.
 - 4- Double vertical windows
 - 5- Diagonal porch-support braces
 - 6- Top bracketed windows

Proposed Design

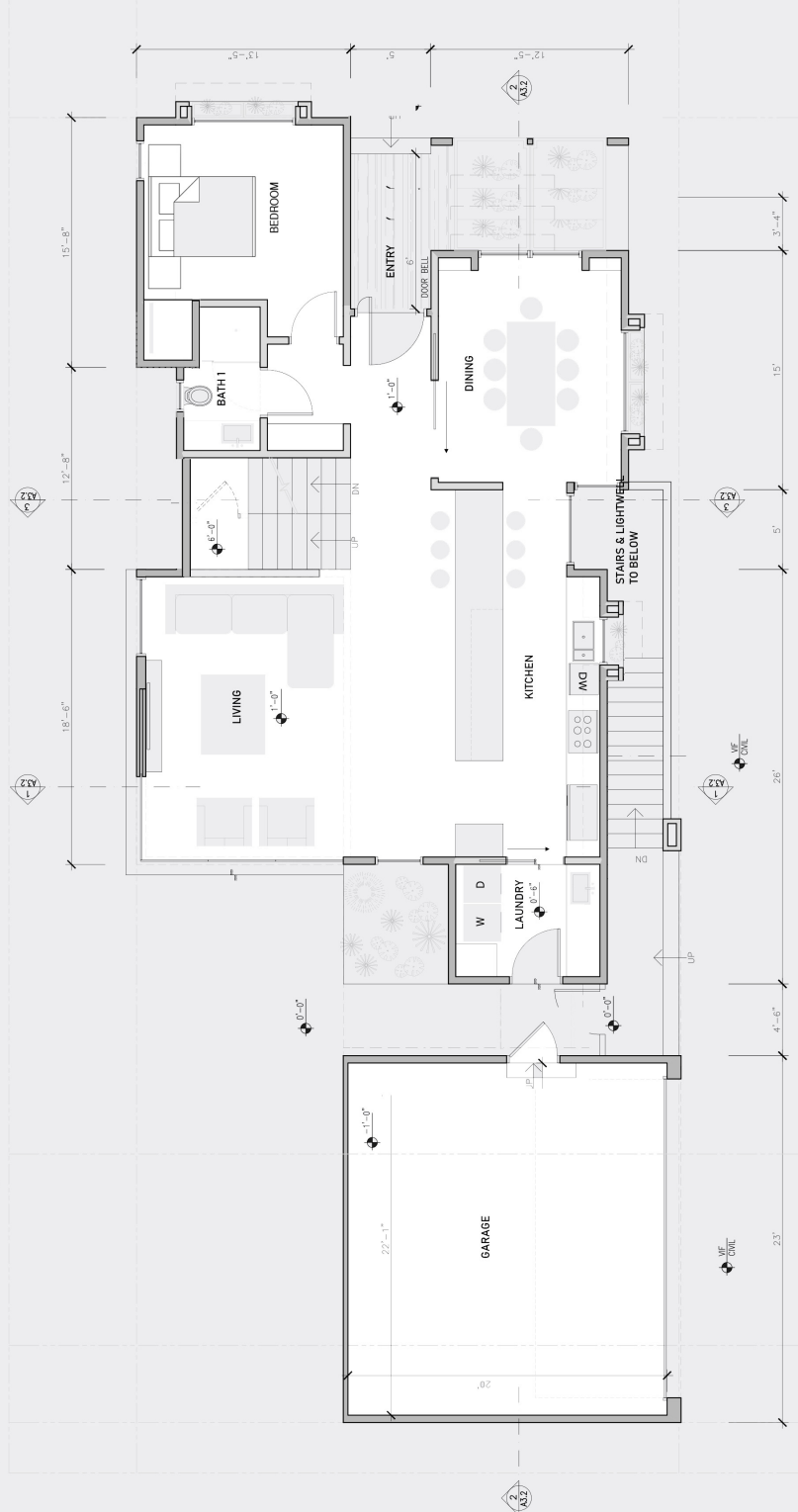
Human perspective from corner of Loma Alta St. and Panighetti Pl.



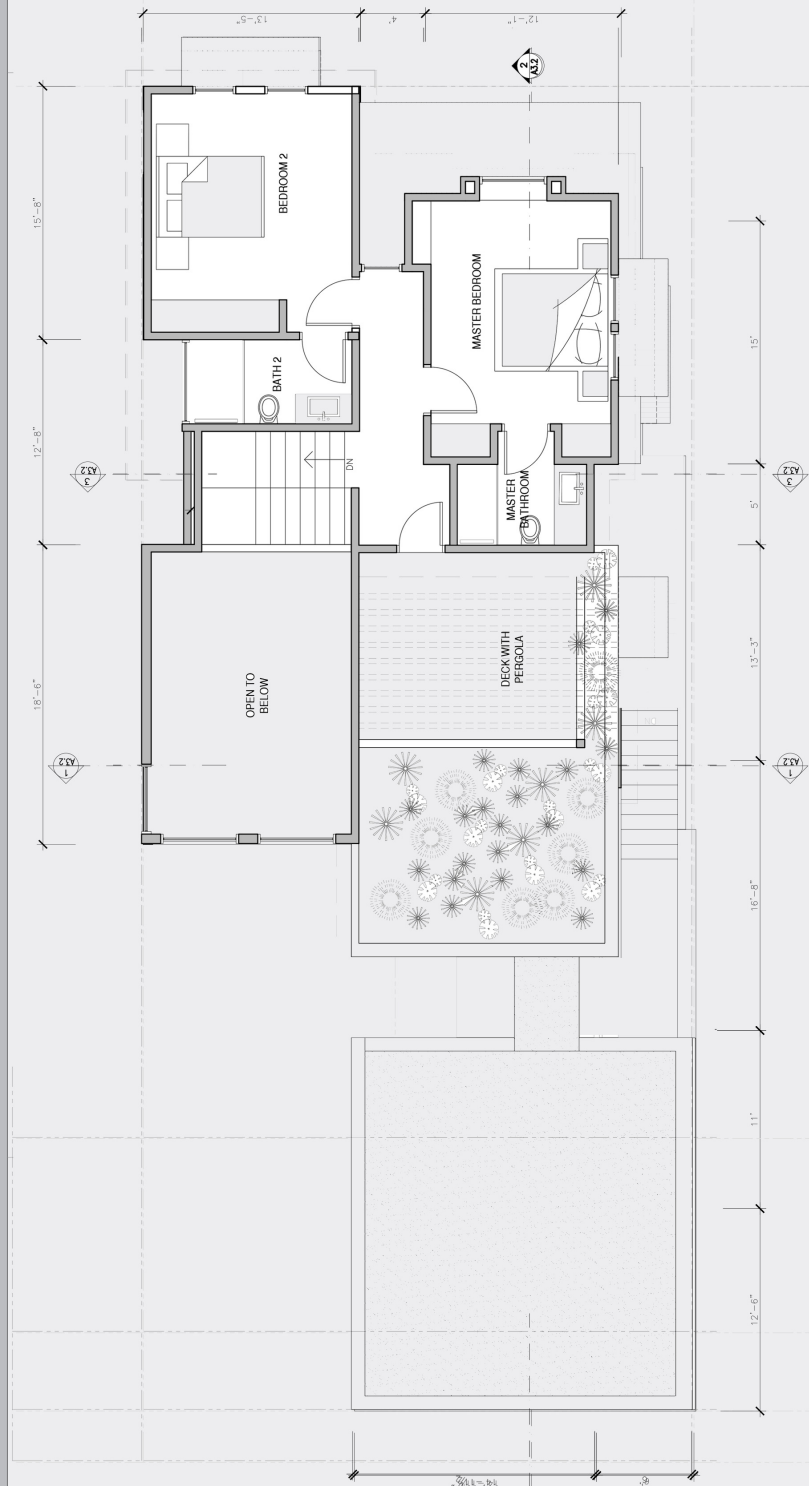
Bird eye view from corner of Loma Alta St. and Panighetti Pl.





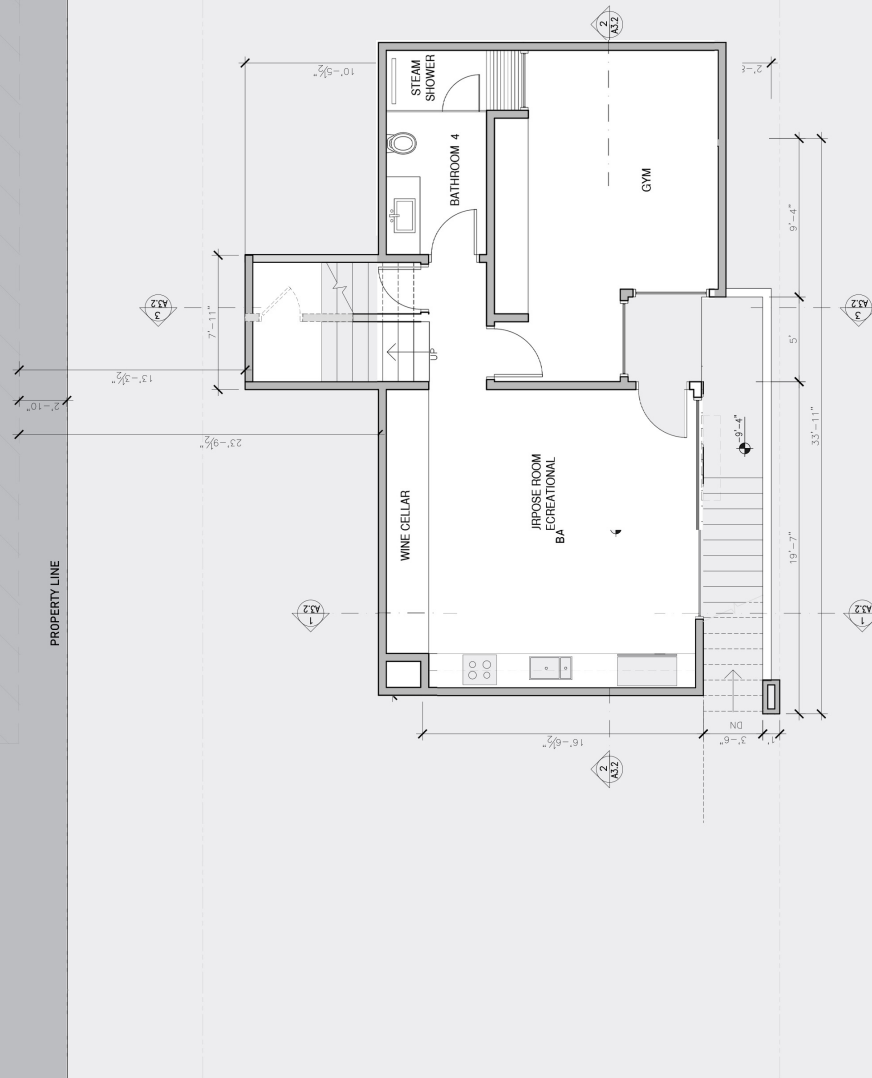


First Floor Plan



Second Floor Plan

UP & DOWN STAIRS TO BE PROVIDED WITHIN A MINIMUM 5' CLEARANCE. ACCESS IS BY MEANS OF PRIVATE ROAD AND THE BUILDING SHALL BE ACCESSIBLE TO ALL. ACCESS SHALL BE MAINTAINED.



Basement Floor Plan

How We Read Our Neighborhood



Proposed Design
15 Loma Alta Avenue



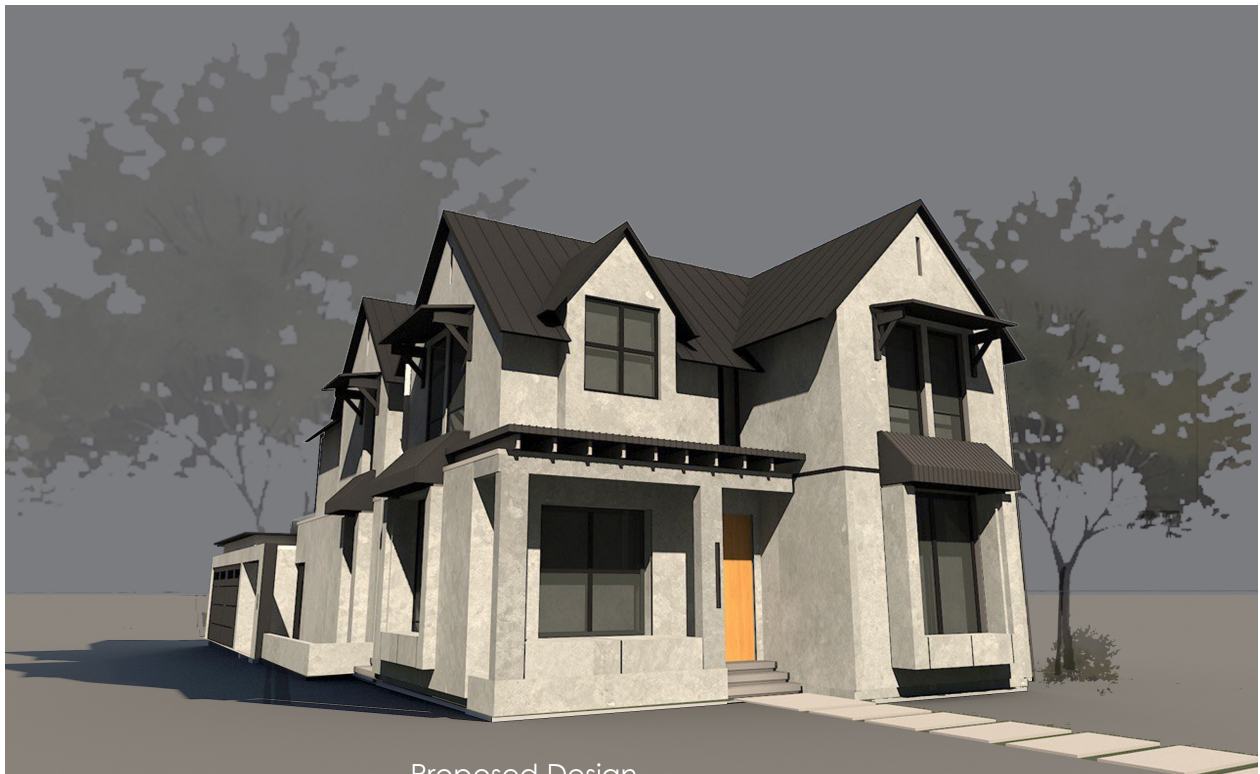
Existing Design Example
205 Loma Alta Avenue



Existing Design Example
54 Whitney Ave



Proposed Design
15 Loma Alta Avenue



Proposed Design

15 Loma Alta Avenue



Existing House Example

128 Loma Alta Avenue



Proposed Design
15 Loma Alta Avenue



Existing House Example
128 Loma Alta Avenue

LETTER OF JUSTIFICATION

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1- Justifying Two-story Design: There are number of immediate neighbors with two-story houses which justifies our two-story design.



2- Justifying Set Back: Panighetti Pl. provides access to garages of houses that their main entrances are either on Los Gatos Blvd. or Whitney Ave. Which makes it an access road not a street. Please refer to code **29.10.155** based on this code we are allowed to include the width of Panighetti Pl. for garage access turn calculation. It also allows us to have an 8' setback along Panighetti Pl. on livable areas.



PANIGHETTI WEST



PANIGHETTI EAST



Lot Examples in Panighettis Pl. with Little or no Set Backs



Lot Examples with Same Situation as 15 Loma Alta & Panighettis Pl. with Little or no Set Backs



House **SET BACK** examples in the similar street same neighborhood





3- Justifying Metal Roof: Our immediate neighbor across Loma Alta St. has metal roof.

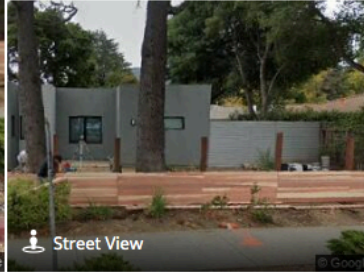
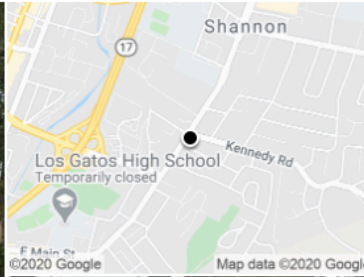


4- Justifying Modernization of Traditional Houses:



Example of Houses with completely Modern Architectural Style





380 Los Gatos Blvd Los Gatos, CA 95032

3 beds · 3 baths · 1,824 sqft

380 Los Gatos Blvd, Los Gatos, CA is a single family

● OFF MARKET

Zestimate®:

\$2,240,776

Rent Zestimate®: \$5,500 /mo

Est. refi payment: \$9,986/mo

[Get current rates](#)

Home Shoppers are Waiting

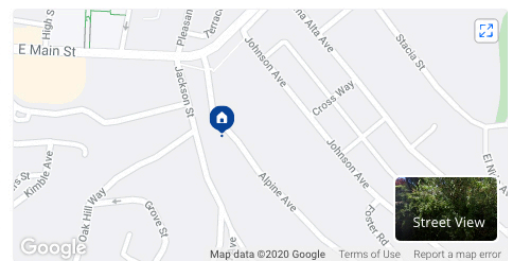


Ask an agent about market conditions in your neighborhood



26 ALPINE AVE

[Overview](#) [Facts and features](#) [Home value](#) [Price and tax history](#)



Travel times

[Add work destination](#)

Overview

Time on Zillow **113 days** | Views **2,035** | Saves **21**

One of the most desirable streets in Los Gatos, Alpine Avenue is a beautiful blend of architectural styles & historical estate properties. Steps from downtown Los Gatos, a perfect setting for this fully approved new construction Spectacular Modern